

Wellesley Senior Center Zoning Summary

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Location: 496 Washington Street, Wellesley MA
 Present Use/Occupancy: American Legion Hall
 Zone: General Residence (Assume 10,000SF Lot District) 1898 Lot recorded
 Requested Use/Occupancy: Municipal Use

The Proposed Construction will require site plan review and special permit per section XXV of the zoning laws.

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS
Section #	Total Gross Floor Area (GSF):	4,000	12,698	Not Stated
II.3f.	Min. Open Space	N/A	24%	N/A
IV	Size of Lot Width/frontage Depth	165' +/- 210' +/-		60'
XIX Table 1	Setbacks in Feet			
	Front	N/A	30' *	30' (min.)
	Rear	N/A	78'	10' (min.)
	Left Side	N/A	20'	20' (min.)
	Right Side	N/A	72'	20' (min.)
XVIII c- 6,000 SF Overall	Ratio of Usable Open Space to Lot Area 7,000	N/A	18% (5,298 SF)	18% (5, 298 SF) (max.)
XX	Size Building			
	Height	N/A	25'	45' (max.)
	Length	N/A	80'	
	Width	N/A	65'	
XXI-D	No. of Parking Spaces **	N/A	34	3.2/1000SF As Needed (min./max.)
	No. of Loading Areas	N/A	one	As Needed
Note 1	* Front setback may be required at 40' per XIXB, p.100			
XXI-D-3.	** Size of parking Spaces - 90 degree angle 8'-6" w x 18' L with 24' lane BF Spaces 7 proposed 2 min. required by 521 CMR.			

19 Bishop Allen Drive
 Cambridge, MA 02139
 Tel: (617) 441-7955
 Fax: (617) 441-0978
 admin@sterlingarchitects.com
 www.sterlingarchitects.com